



**Greg Lorne**  
**Phone:** 403-245-8774  
**Mobile:**  
**Fax:** 403-592-7023  
**Email:** [info@lorneteam.com](mailto:info@lorneteam.com)

**StoneMere Real Estate Solutions**  
**4014 Macleod Trail #302**  
**Calgary, AB**  
**T2G 2R7**

**1105 Iron Landing WY, Crossfield, Alberta, T3J 5H1, Ca**

**MLS@# C4214645**



<b>Property Value</b>	\$385,000
<b>Type</b>	House
<b>Style</b>	2 Storey
<b>Basement</b>	Full
<b>Parking</b>	1
<b>Year Built</b>	2018
<b>Living Area</b>	2,376 sq.ft.
<b>Lot Frontage</b>	39.99 ft
<b>Lot Size Area</b>	4,779.17 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full & 1 half

## Description

Welcome to this open floor plan home, on a big lot with the south backyard and back lane access great for RV/Trailer. Home is fully upgraded with custom cabinetry, engineered hardwood floors, and 2 gas fireplaces. The main floor features a spacious entry, mud room, walk through pantry and an open concept living room with built-in wall unit, kitchen with quartz counter-tops dining nook layout with access to the large deck which includes a gas line for BBQ. Upper Floor has a large Master Bedroom with 5 pieces ensuite, plus 2 good sized bedrooms and a large vaulted ceiling bonus room with gas fireplace, as well as a laundry room. Nicely appointed with engineered hardwood and tile flooring, quartz counters throughout, 9' ceiling on the main level. Seller offers \$ 5,000 allowance for appliances of buyers choice. Home includes new home warranty



